

Exhibit A  
1309 - 1315 Clifton Street NW  
Application for Planned Unit Development  
Plan Updates and Supplemental Information  
February 8, 2016



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A-1

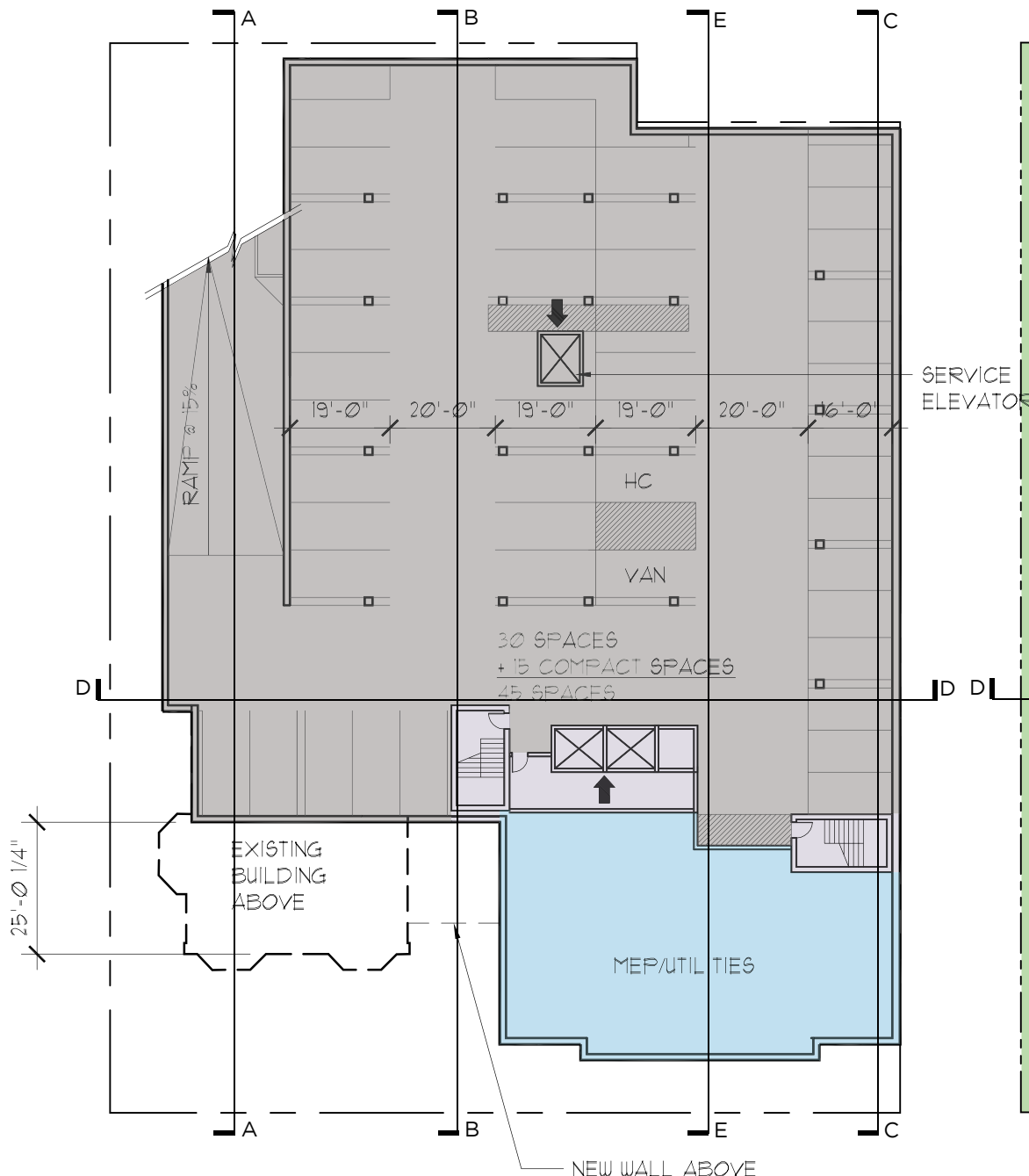
1315 Clifton Street NW

Washington, DC

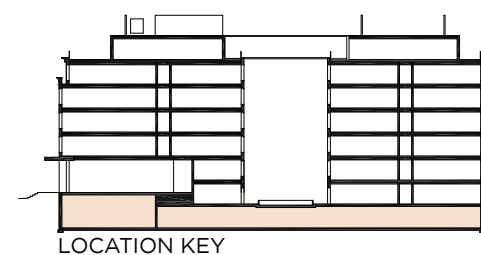
ZONING COMMISSION  
District of Columbia  
CASE NO. 15-03  
EXHIBIT NO. 59A  
February 8, 2016



# PUBLIC ALLEY



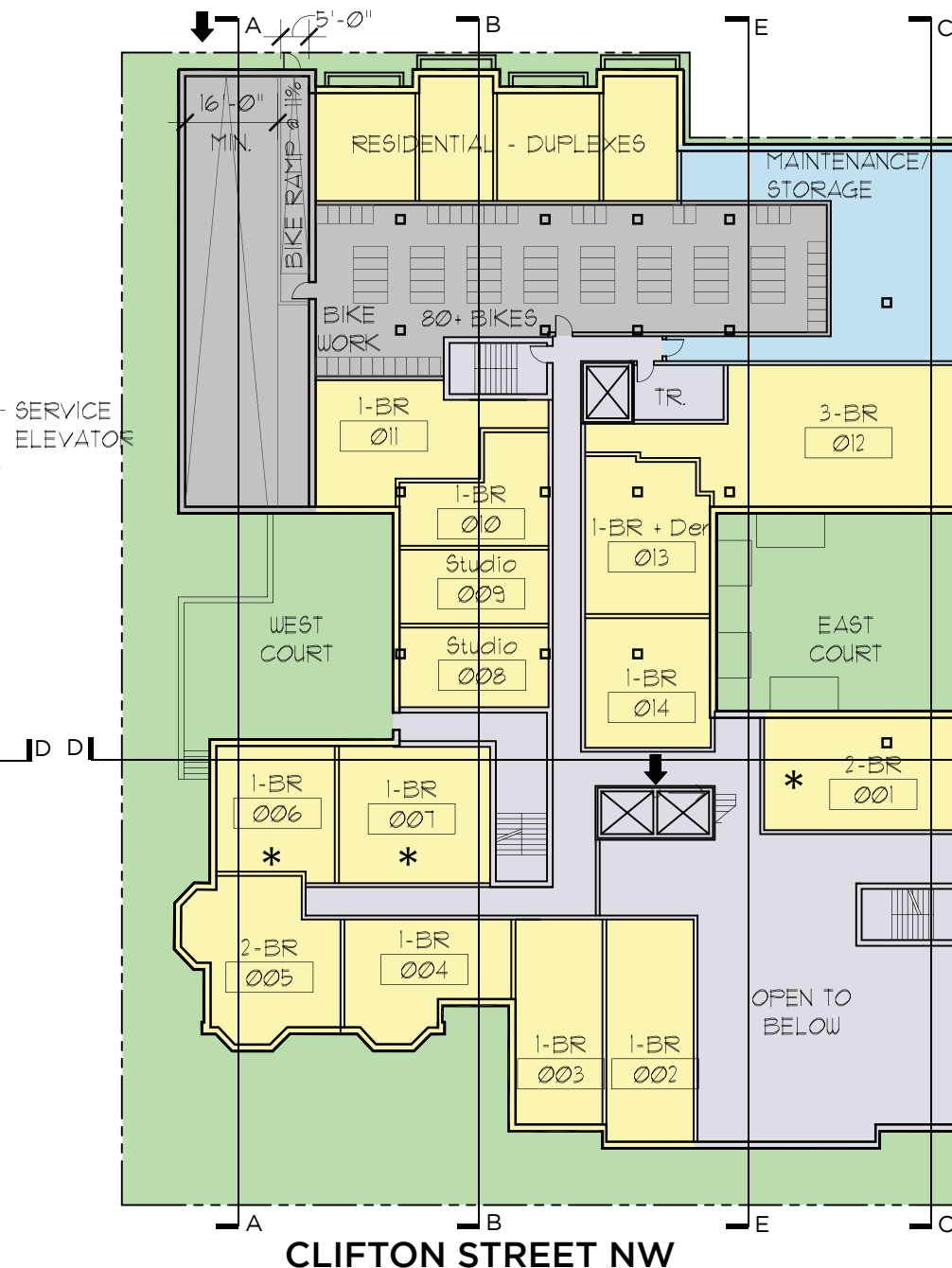
CELLAR/GARAGE PLAN (0)  
1" = 32'-0"



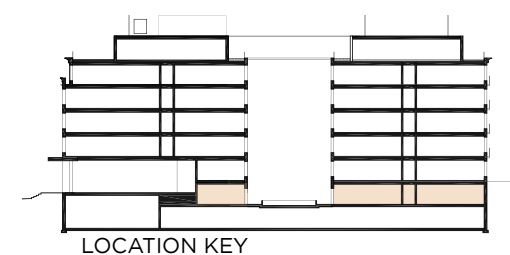
NOTES:  
INTERIOR LAYOUTS SHOWN ON BUILDING PLANS ARE SCHEMATIC. THOUGH CHANGES TO THESE LAYOUTS MAY OCCUR, THEY WILL NOT SIGNIFICANTLY IMPACT THE EXTERIOR ENVELOPE OF THE BUILDING.

\* INDICATES INCLUSIONARY UNIT. INCLUSIONARY UNIT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE UPON FINAL DESIGN.

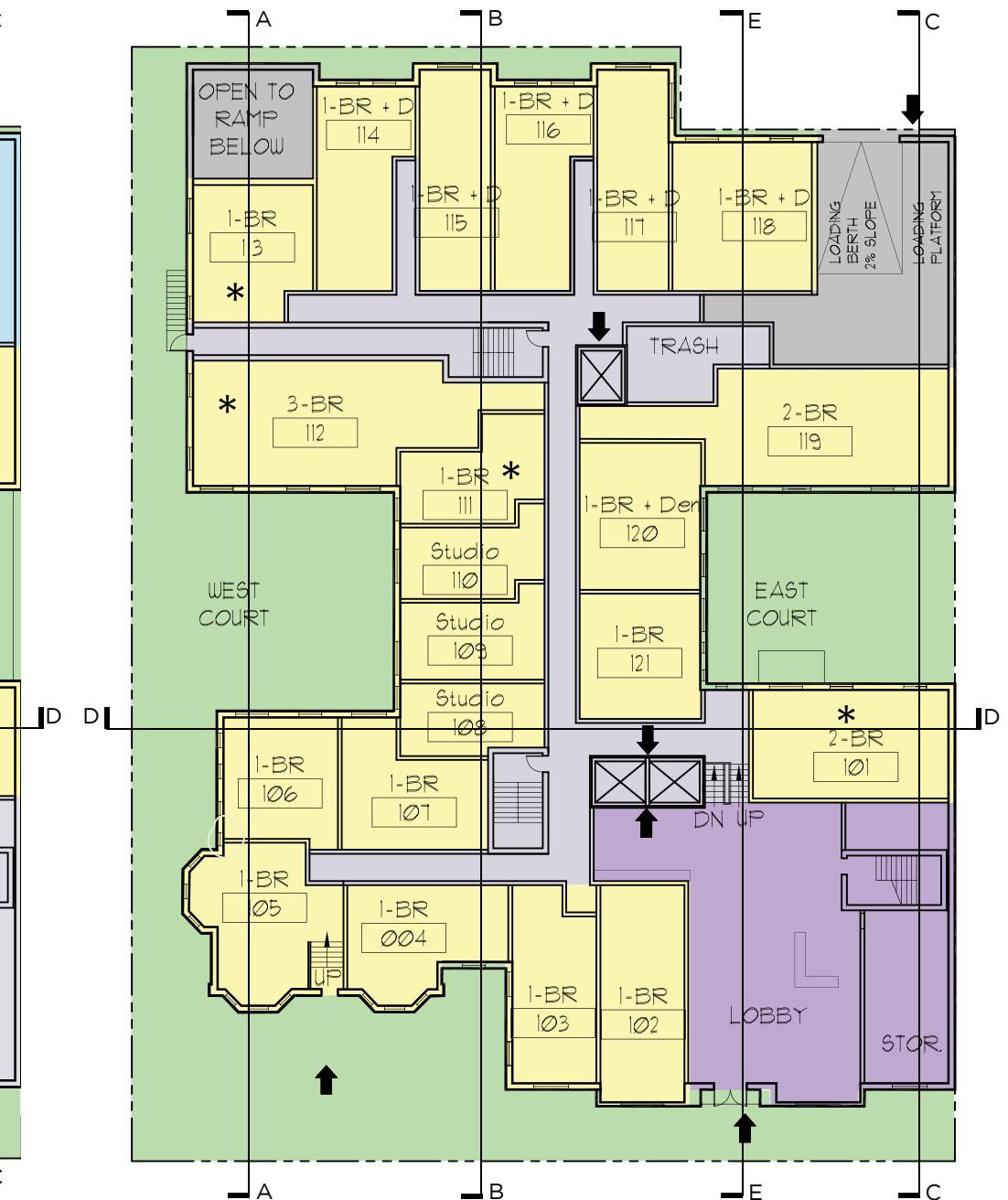
# PUBLIC ALLEY



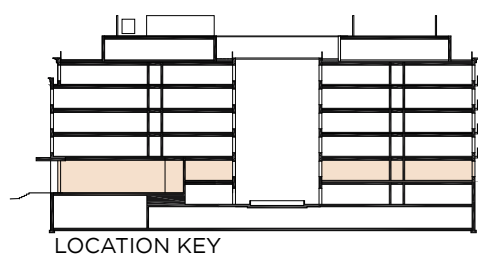
LOWER LEVEL FLOOR PLAN (O)  
1" = 32'-0"



# PUBLIC ALLEY



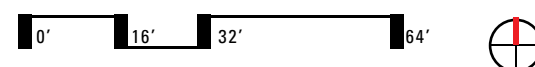
GROUND FLOOR PLAN (1)  
1" = 32'-0"



- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE



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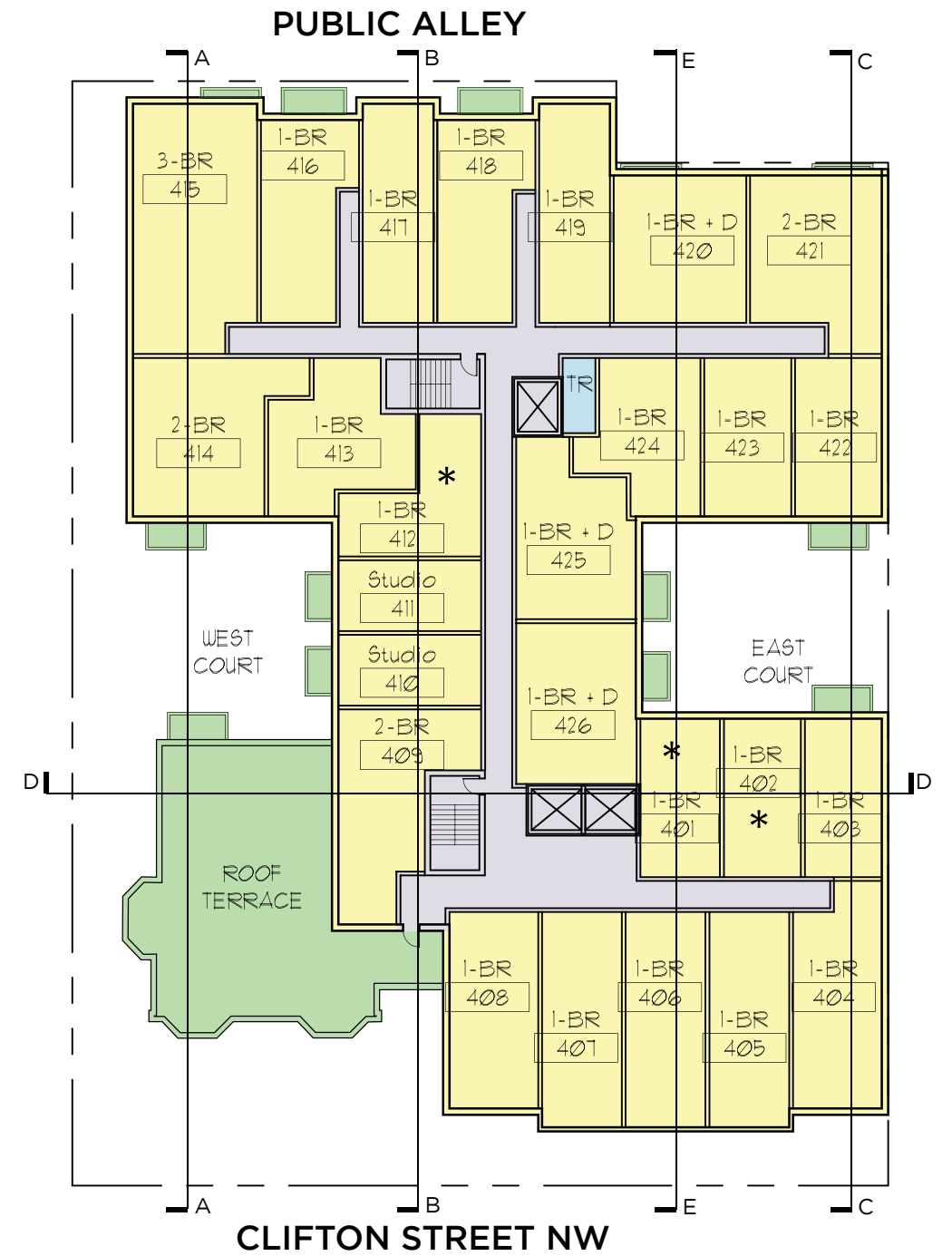
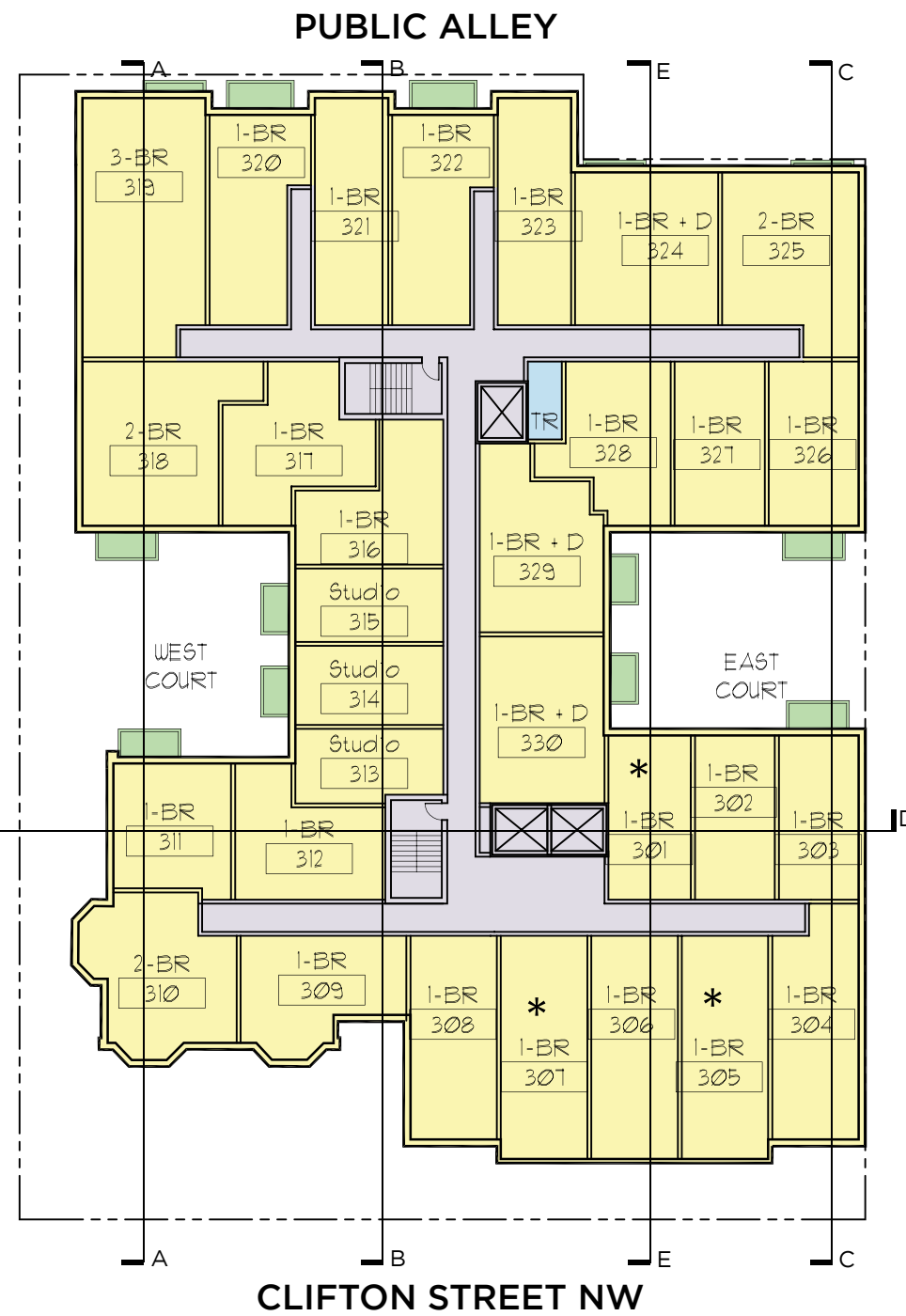
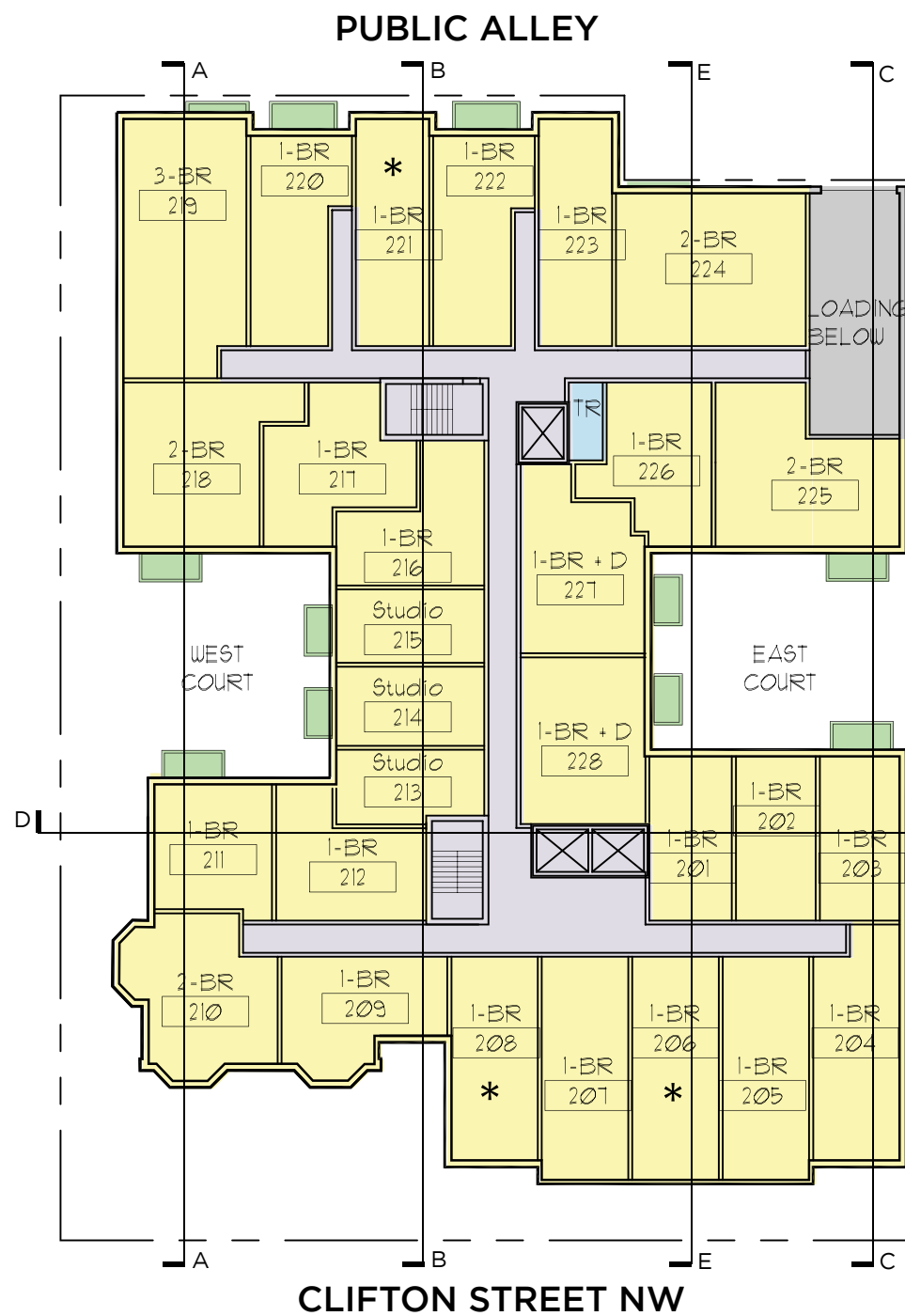


A-15

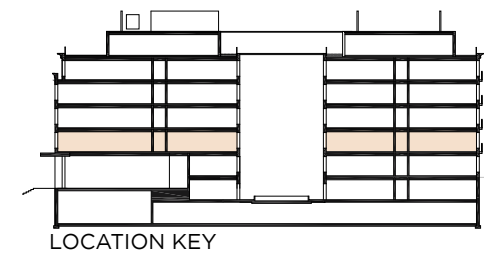
Proposed Floor Plans  
1315 Clifton Street NW

Washington, DC

February 8, 2016



**2nd FLOOR PLAN**  
1" = 32'-0"

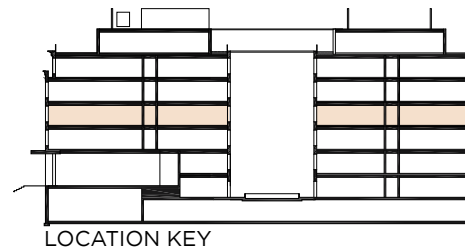


LOCATION KEY

NOTES:  
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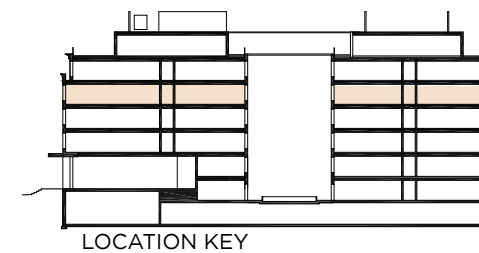
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**3rd FLOOR PLAN**  
1" = 32'-0"



LOCATION KEY

**4th FLOOR PLAN**  
1" = 32'-0"



LOCATION KEY

- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

**ARIA**  
DEVELOPMENT GROUP

**CUNNINGHAM | QUILL ARCHITECTS**

0' 16' 32' 64'



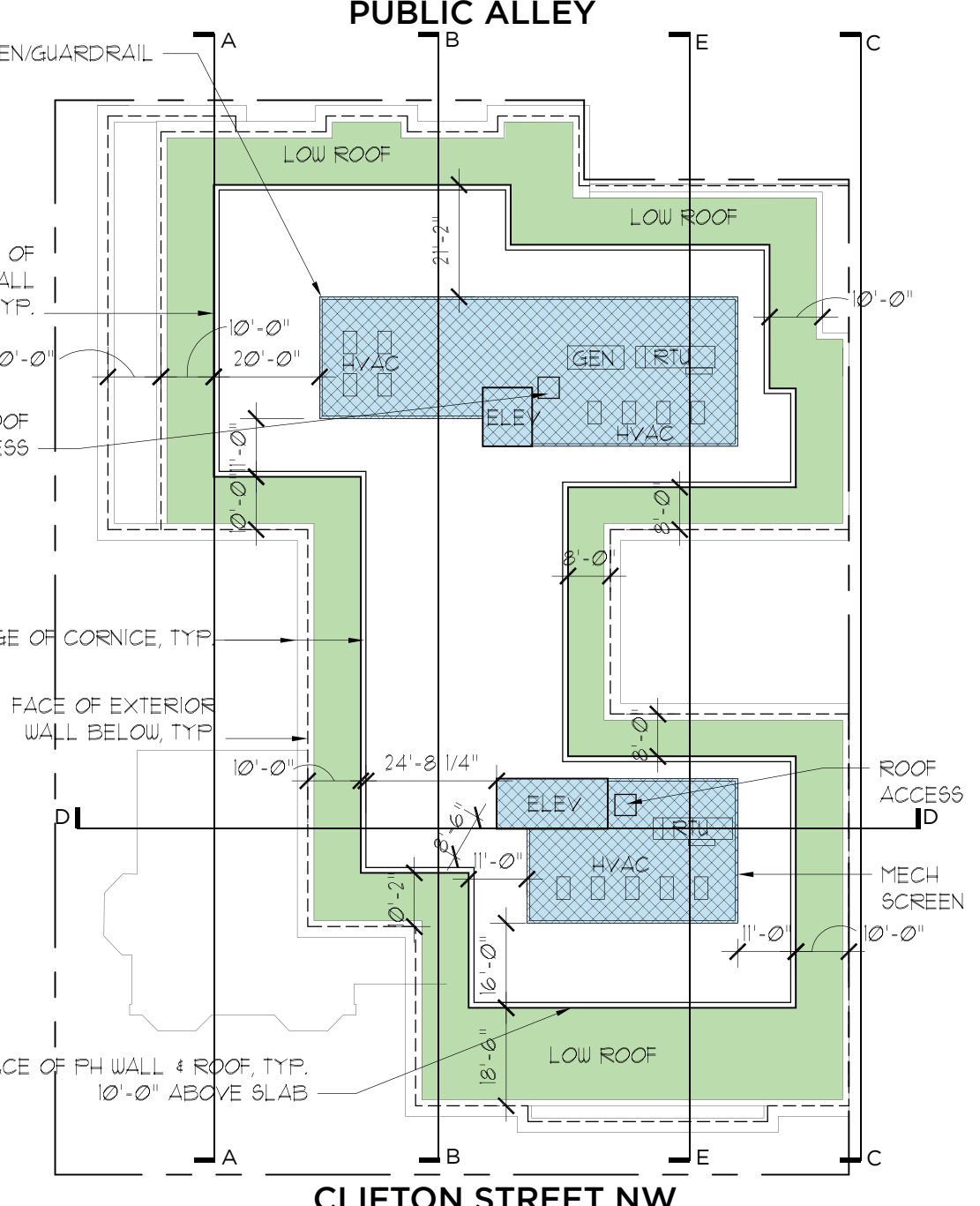
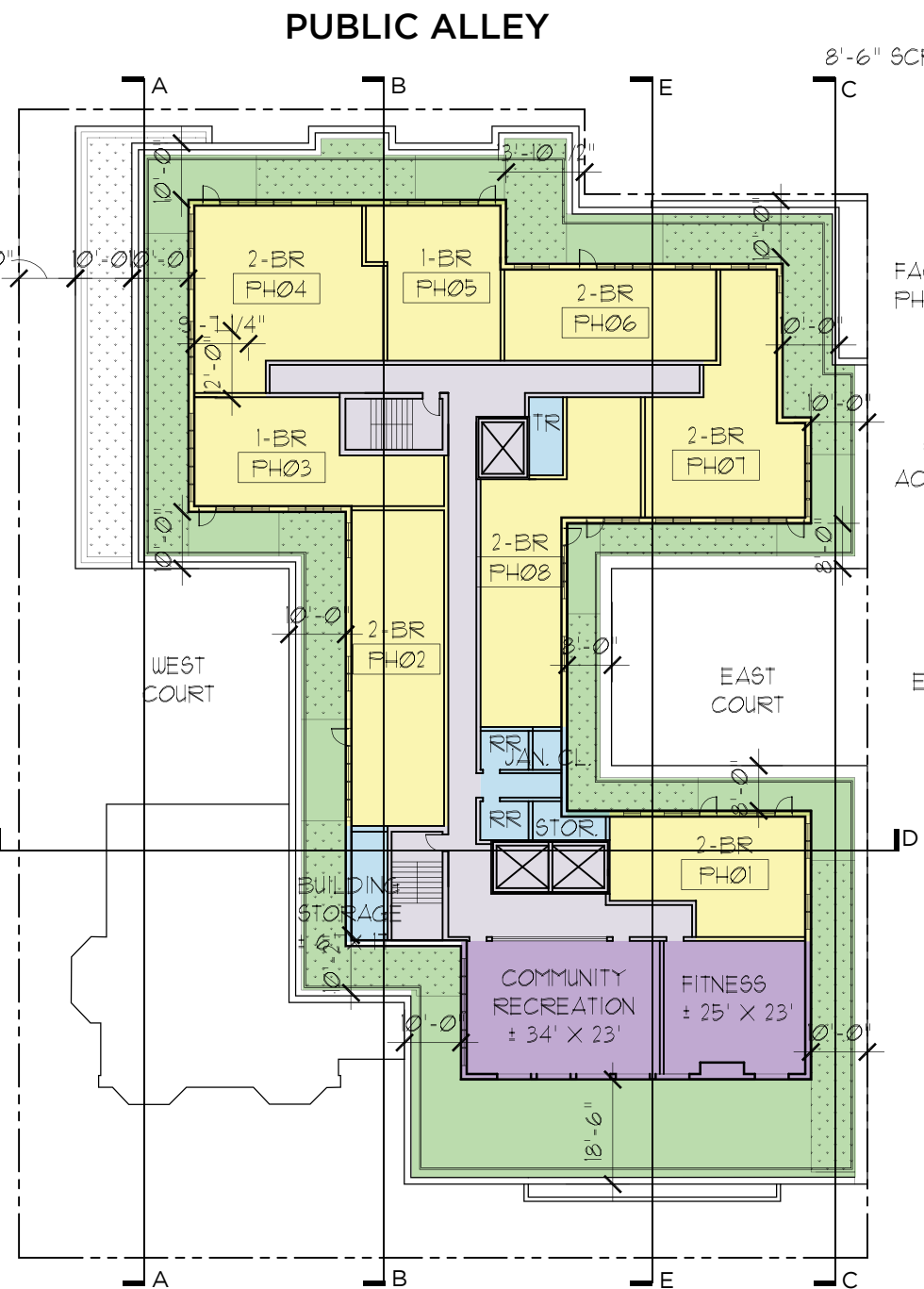
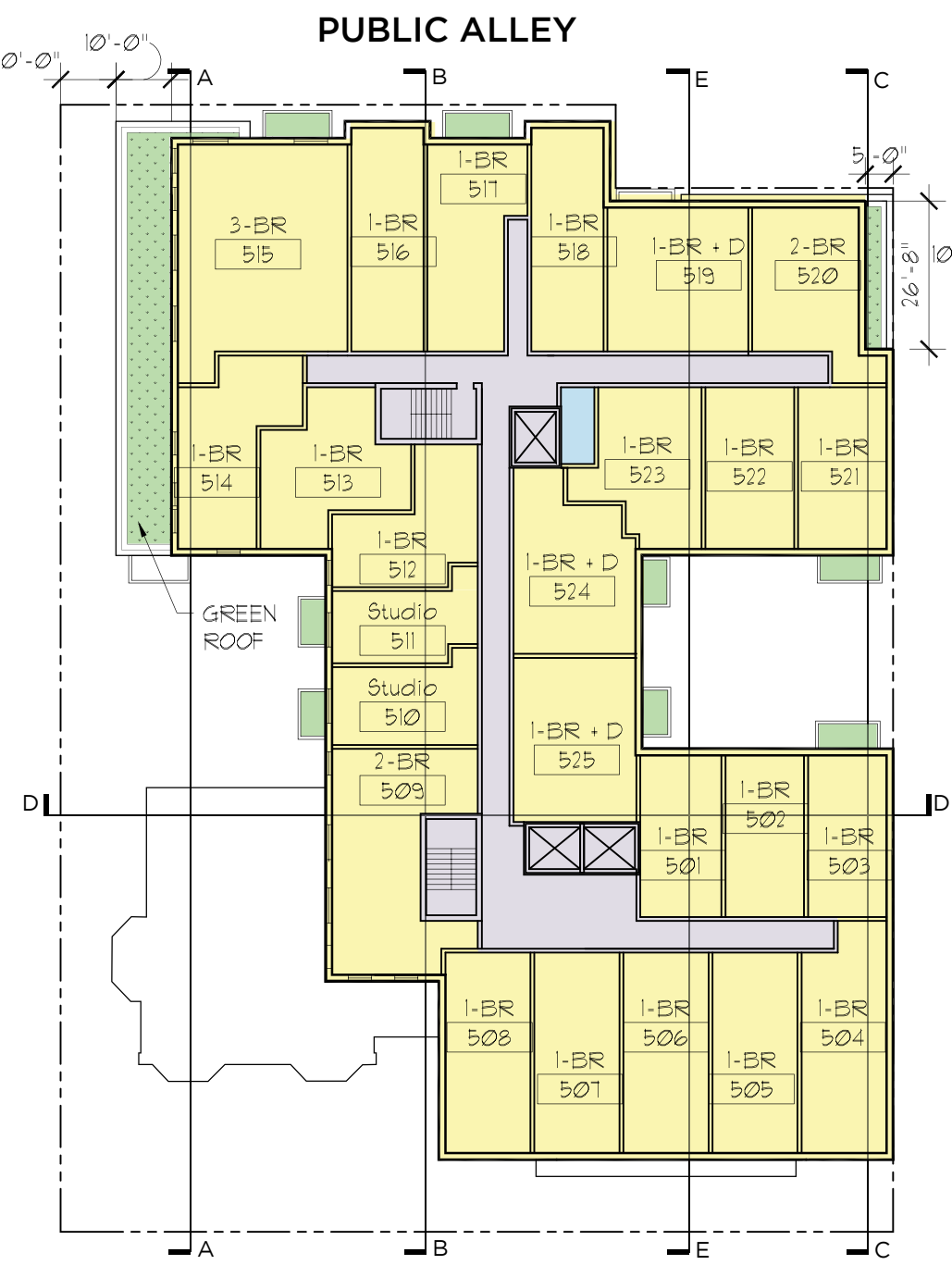
**A-16**

**Proposed Floor Plans**  
**1315 Clifton Street NW**

Washington, DC

February 8, 2016

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**5th FLOOR PLAN**  
1" = 32'-0"

**PENTHOUSE FLOOR PLAN**  
1" = 32'-0"

**ROOF PLAN**  
1" = 32'-0"

**NOTES:**  
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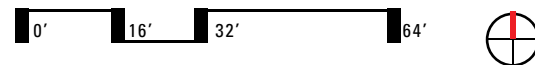
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- LANDSCAPE



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**A-17**

**Proposed Floor Plans**  
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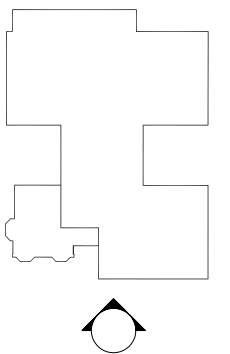
February 8, 2016





**SOUTH ELEVATION**  
1" = 16'-0"

LOCATION PLAN



**ARIA**  
DEVELOPMENT GROUP

**CUNNINGHAM | QUILL ARCHITECTS**



**Building Elevations**  
**1315 Clifton Street NW**

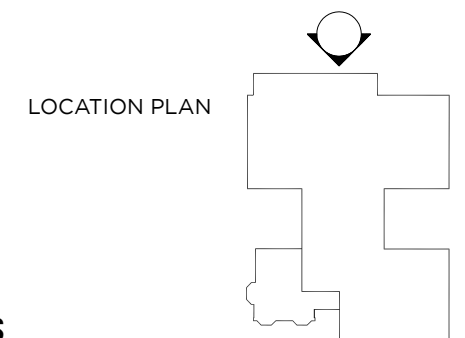
**A-18**

Washington, DC





**NORTH ELEVATION**  
1" = 16'-0"









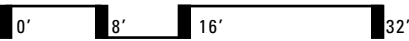


**WEST ELEVATION**  
1" = 16'-0"



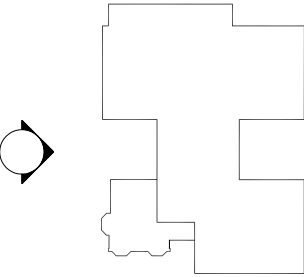
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**Building Elevations**  
**1315 Clifton Street NW**

Washington, DC



LOCATION PLAN

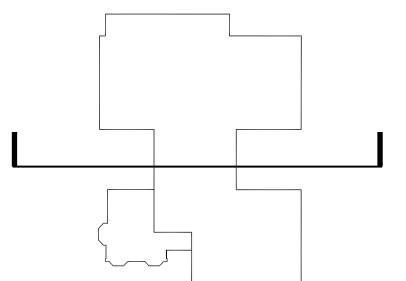
**A-21**

February 8, 2016





**NORTH COURT ELEVATIONS**  
1" = 16'-0"



LOCATION PLAN





**SOUTH COURT ELEVATIONS**  
1" = 16'-0"

LOCATION PLAN



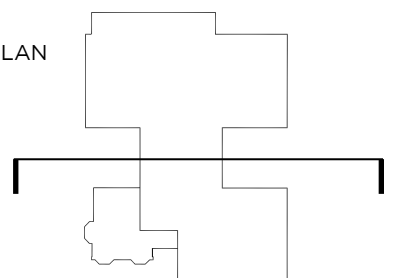
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**A-23**

**Building Elevations**  
**1315 Clifton Street NW**  
Washington, DC



February 8, 2016

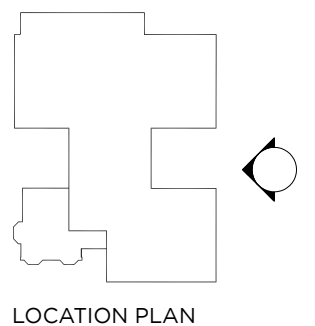




**EAST COURT ELEVATION**  
1" = 16'-0"



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ENTRANCE VIEW FROM STREET



VIEW OF WEST COURT AND ROOF TERRACE FROM ADJACENT BUILDING

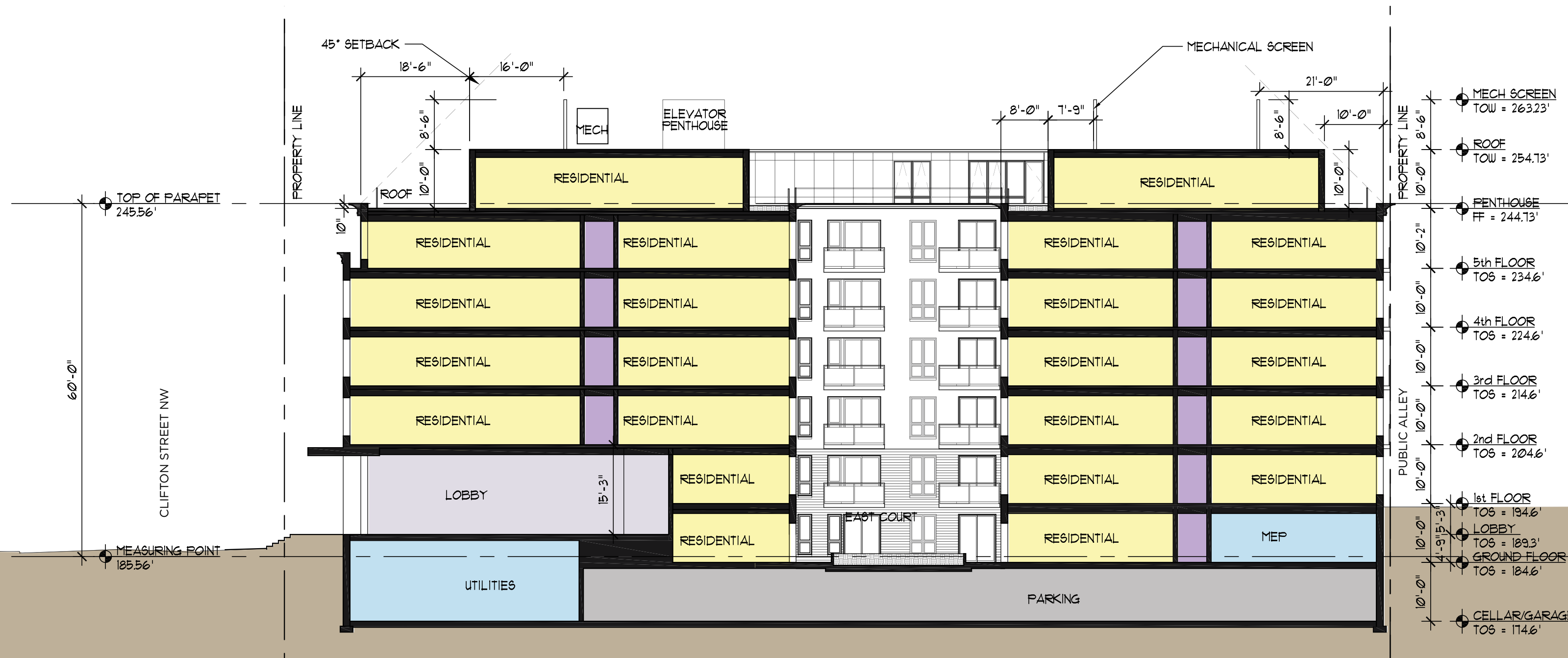


BUILDING AXONOMETRIC VIEW



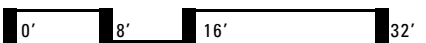
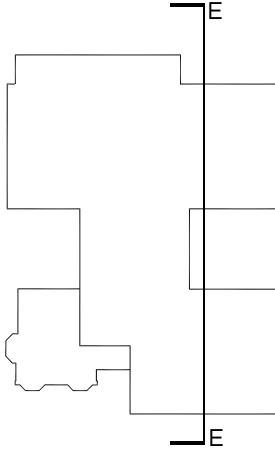
ALLEY PERSPECTIVE VIEW





SECTION E-E  
1" = 16'-0"

- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE



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Proposed Detail Building Section  
1315 Clifton Street NW

Washington, DC

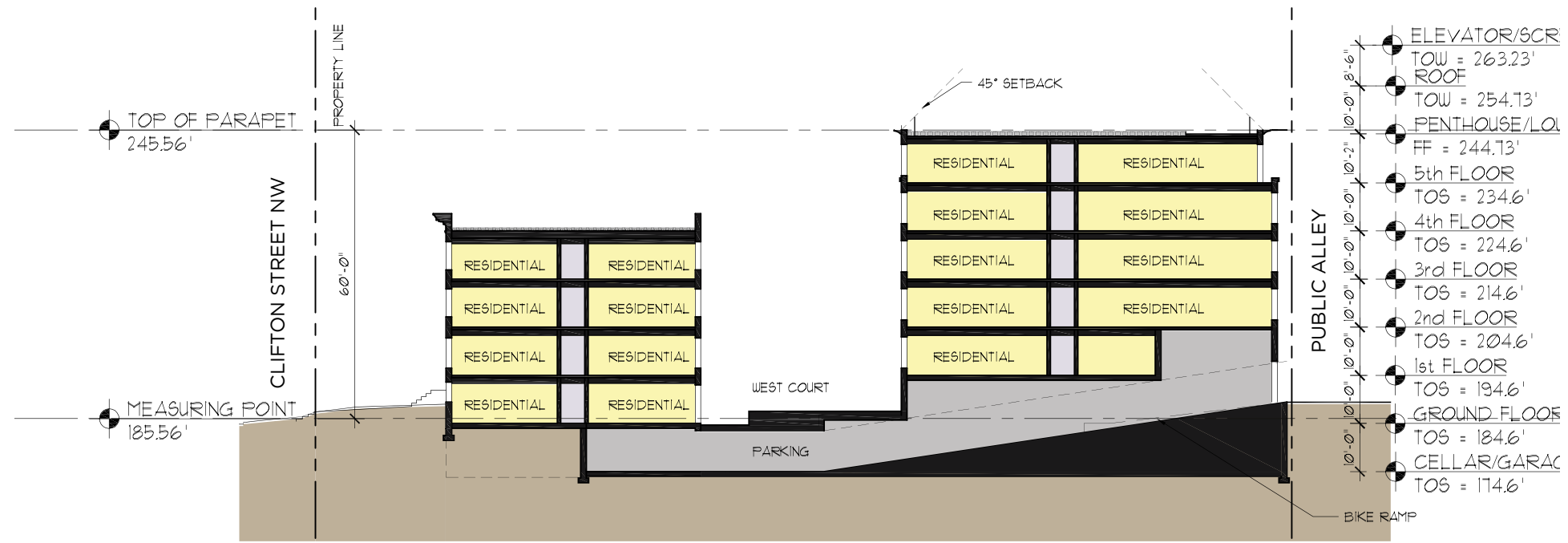
February 8, 2016



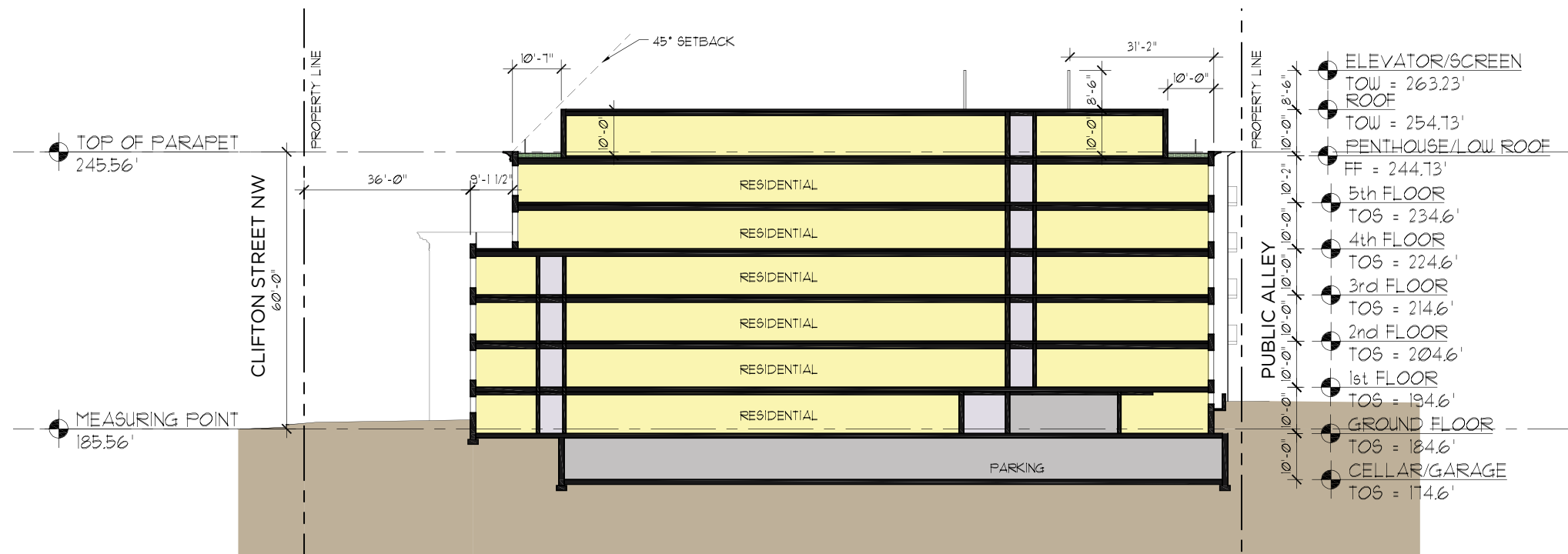
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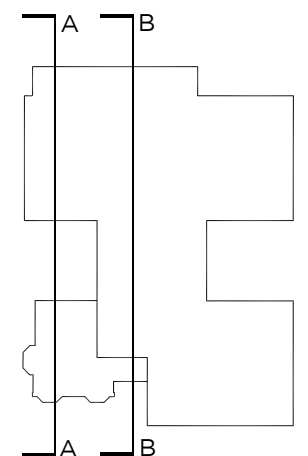
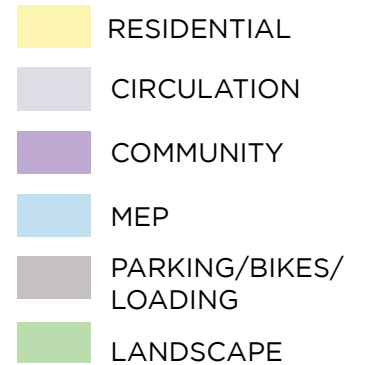




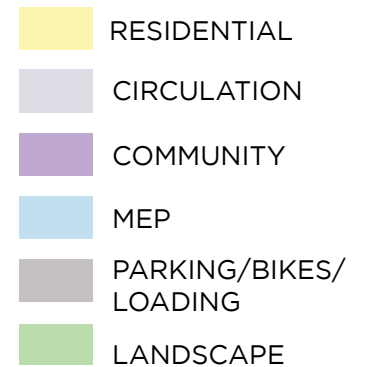
**SECTION A-A**  
**1" = 32'-0"**



**SECTION B-B**  
**1" = 32'-0"**







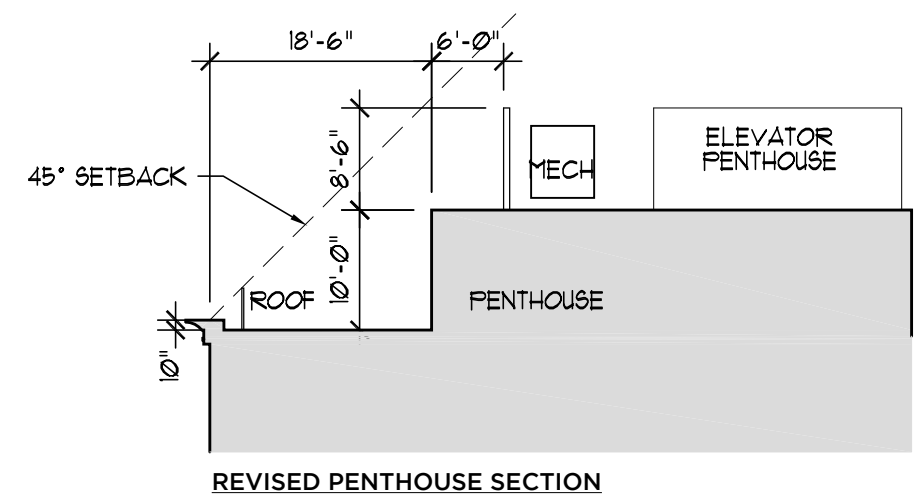
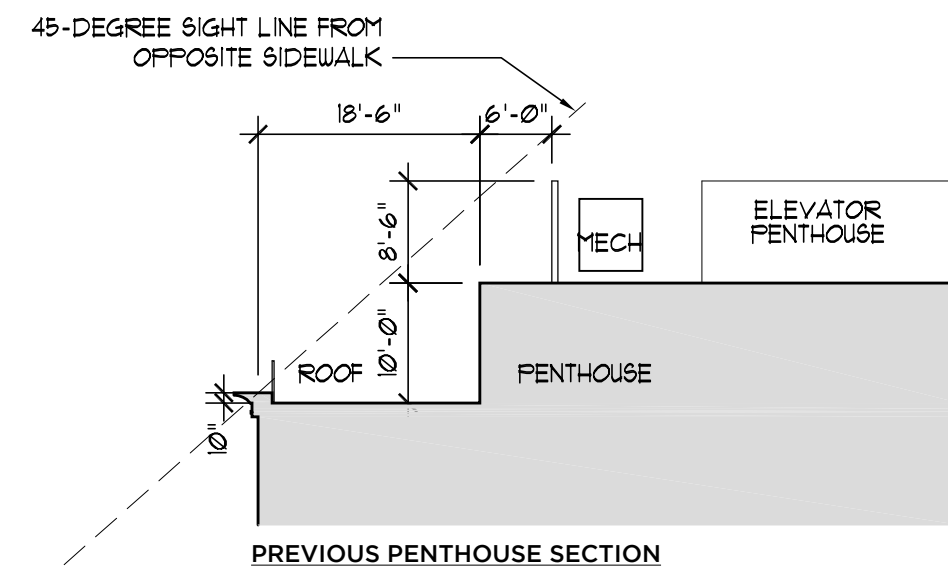
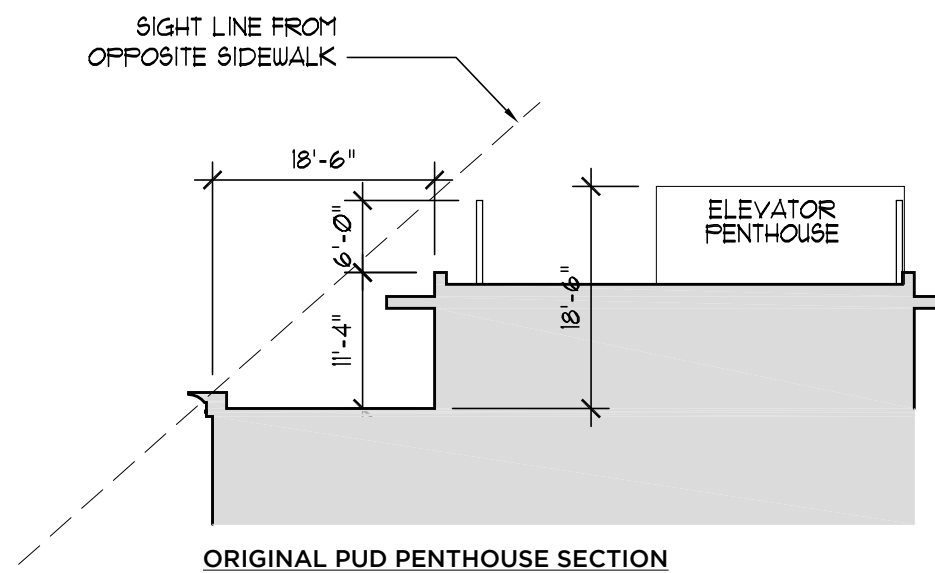
Architectural elevation drawing of a building facade. The drawing includes a color-coded floor plan overlay showing residential units (yellow), a lobby (purple), and a parking area (grey). Key features and dimensions are labeled:

- TOP OF PARAPET:** 245.56'
- MEASURING POINT:** 185.56'
- PROPERTY LINE:** Indicated by a dashed line.
- 45° SETBACK:** Indicated by a dashed line.
- PROFILE OF ELEVATOR PENTHOUSE:** Indicated by a dashed line.
- MECH:** Mechanical room.
- RESIDENTIAL:** Multiple units shown in yellow.
- LOBBY:** Shown in purple.
- PARKING:** Shown in grey.

**Vertical Elevation Markers (Right Side):**

- ELEVATOR/SCREEN ROOF: TOW = 263.23'
- ROOF: TOW = 254.73'
- PENTHOUSE/LOW ROOF: FF = 244.13'
- 5th FLOOR: TOS = 234.6'
- 4th FLOOR: TOS = 224.6'
- 3rd FLOOR: TOS = 214.6'
- 2nd FLOOR: TOS = 204.6'
- 1st FLOOR: TOS = 194.6'
- GROUND FLOOR: TOS = 184.6'
- CELLAR/GARAGE: TOS = 174.6'













Previous Massing View 1



Previous Massing View 2



Proposed Massing View 1



Proposed Massing View 2

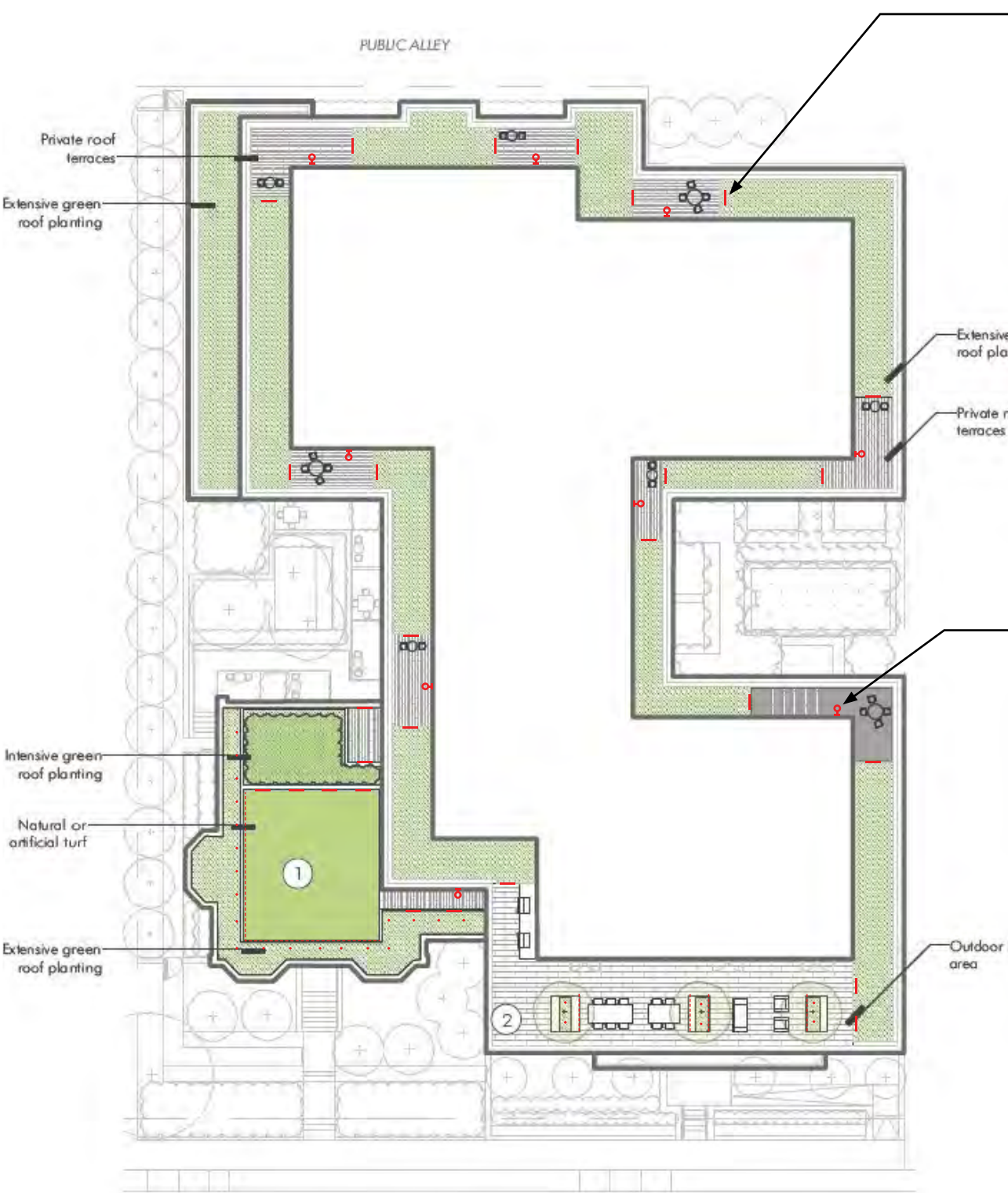


* Note all Areas provided below in square feet. "Area" refers only to the rentable area of units.				
Total Building	Area/% of Total	# Units	Affordable Period	Ownership
Total	98,265/100%	152		Rental
Market Rate	88,100/89.9%	136		Rental
IZ - 50% AMI	8,045/8.2%	14	For so long as project exists	Rental
IZ - 80% AMI	2,030/2.1%	2	For so long as project exists	Rental
Studio/Jr. 1/Jr. 1 + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	49,240/50.2%	88		Rental
Market Rate	43,705/44.5%	78		Rental
IZ - 50% AMI	5,325/5.6%	10	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	49.8%			
% of Total IZ	54.9%			
1 BR/1 BR + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	23,570/24%	37		Rental
Market Rate	21,850/22.3%	34		Rental
IZ - 50% AMI	1,720/1.8%	3	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	24.8%			
% of Total IZ	17.1%			
2 BR/3 BR	Area/% of Total	# Units	Affordable Period	Ownership
Total	25,365/25.8%	27		Rental
Market Rate	22,545/23.0%	24		Rental
IZ - 50% AMI	790/0.8%	1	For so long as project exists	Rental
IZ - 80% AMI	1,970/2.0%	2	For so long as project exists	Rental
% of Total Market Rate	25.6%			
% of Total IZ	28.0%			
PH Unit Contribution to 50% AMI required				
PH Unit Area	8% of PH Unit Area			
6,915 sf	553 sf			





LIGHTING MARKUP AND EXAMPLE IMAGERY



STEP LIGHTING AT TERRACES TYP.

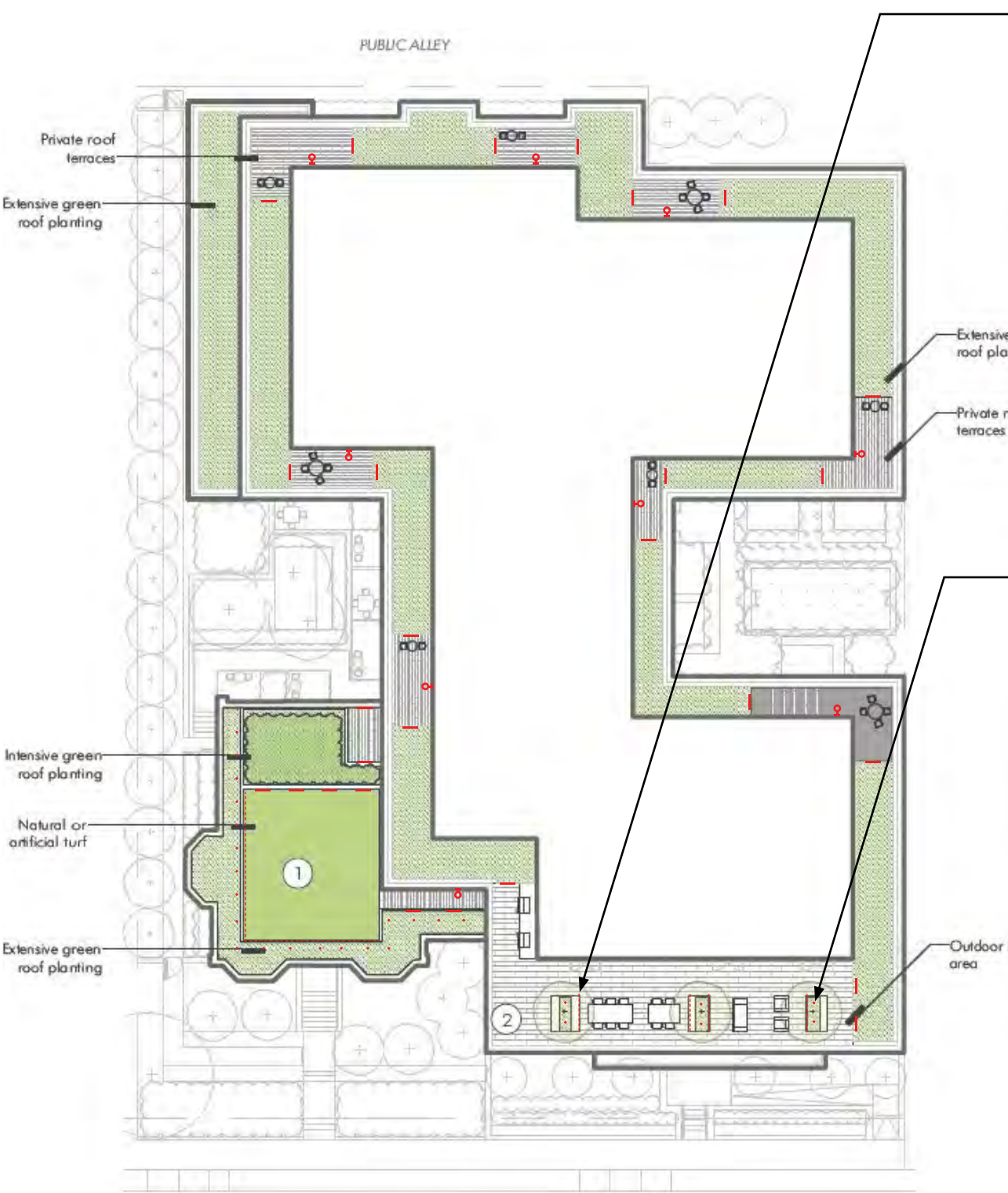


SCONCE AT TERRACES TYP.





LIGHTING MARKUP AND EXAMPLE IMAGERY



LINEAR UNDER PLANTER AT DECK

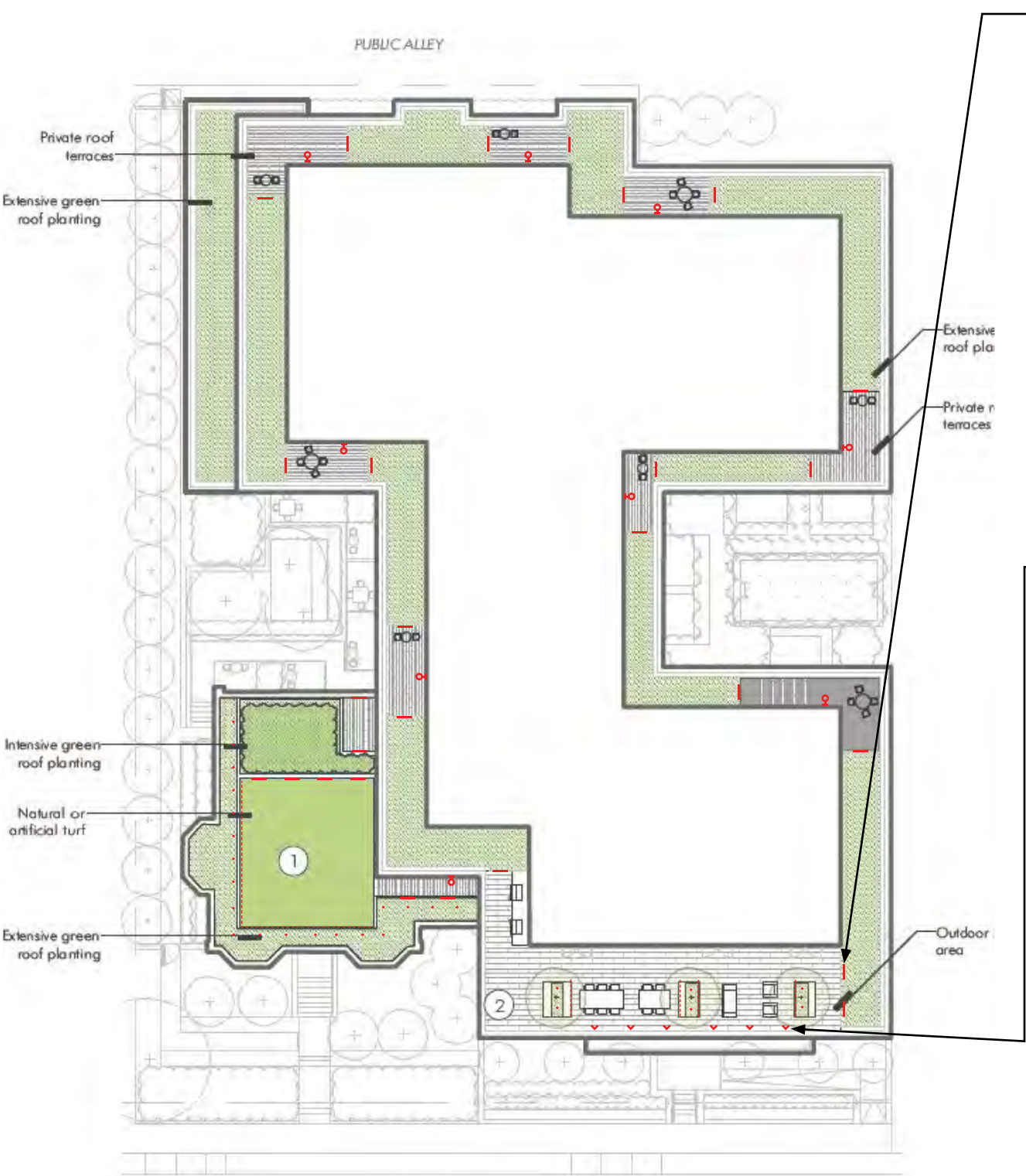


SMALL TREE UPLIGHT





LIGHTING MARKUP AND EXAMPLE IMAGERY



STEP LIGHTING AT DECK

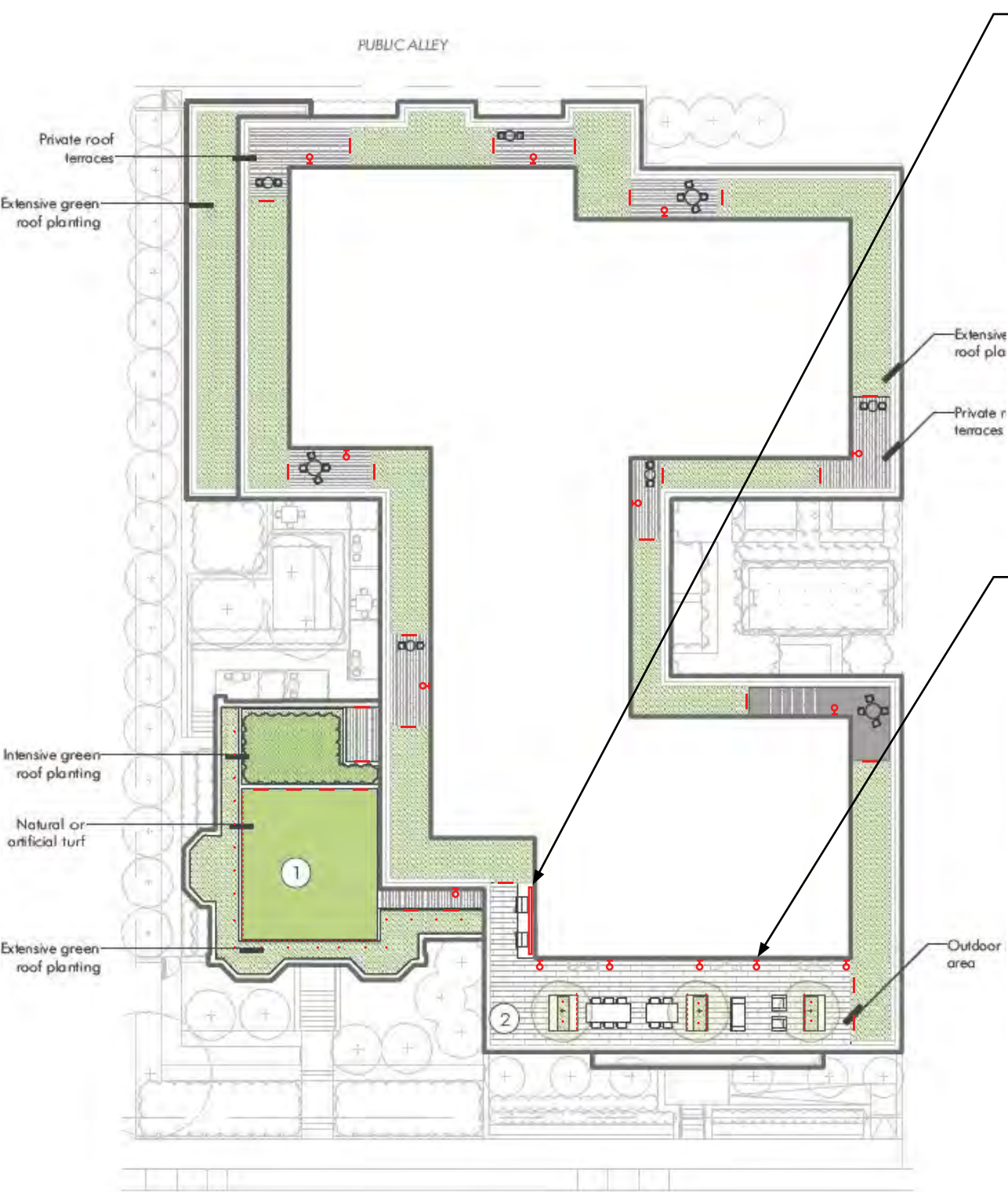


OPTIONAL IN-GROUND LOW PROFILE DECK GRAZER

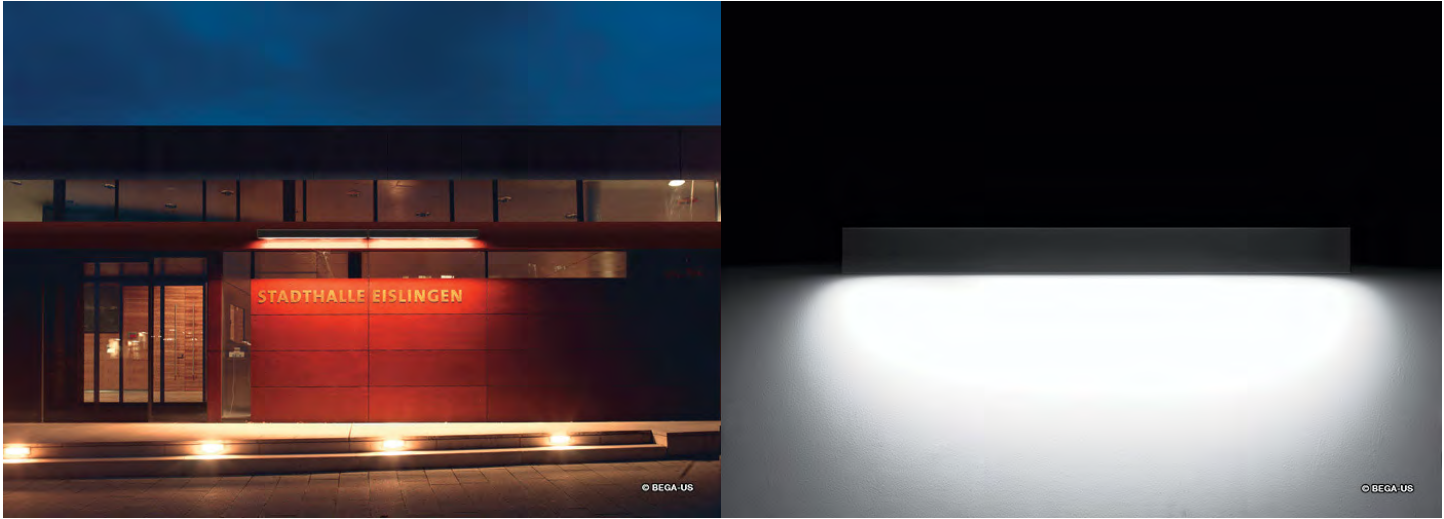




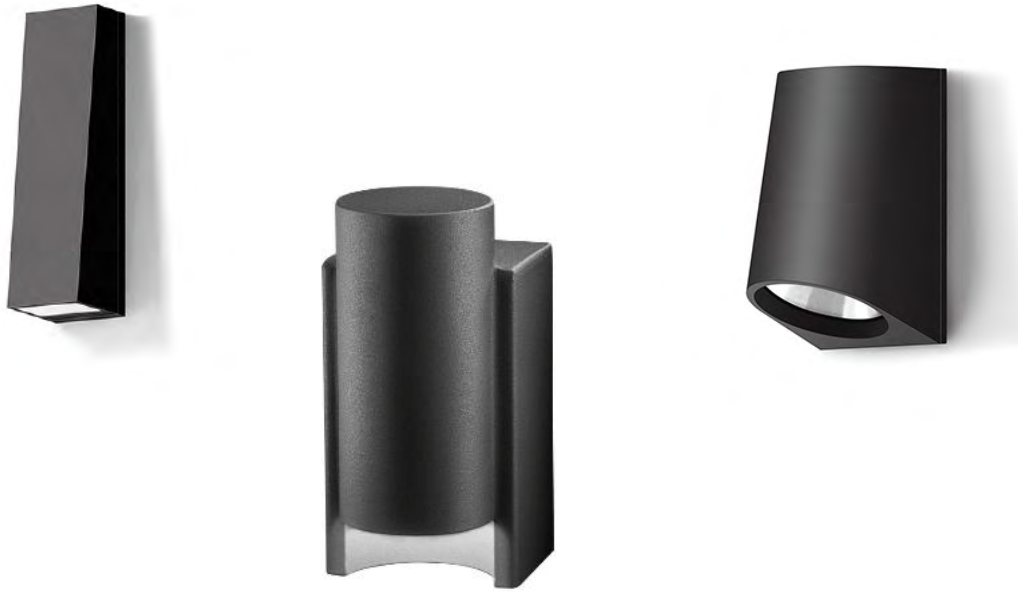
LIGHTING MARKUP AND EXAMPLE IMAGERY



WALL MOUNTED LINEAR FLOOD

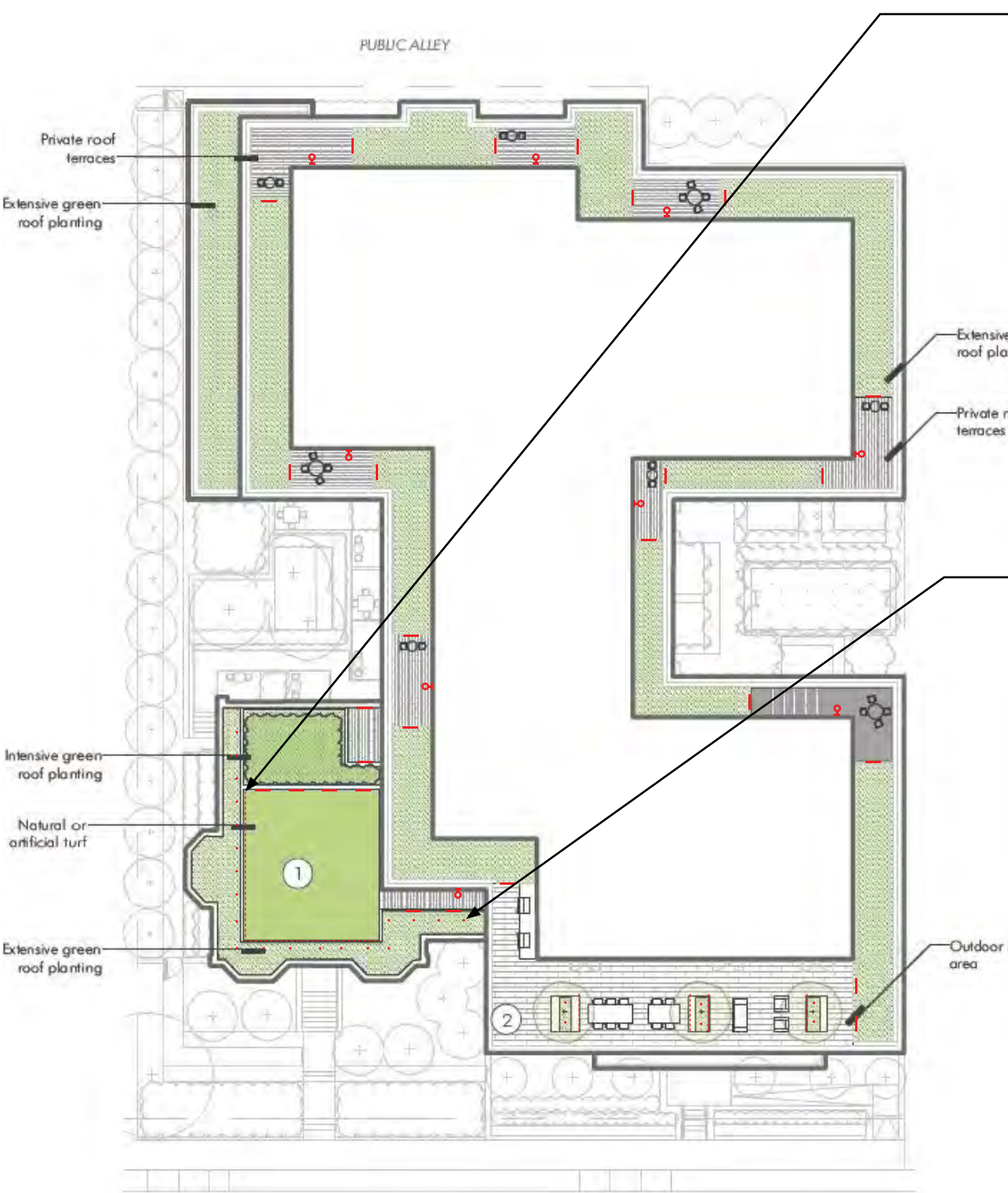


SCONCE OPTIONS

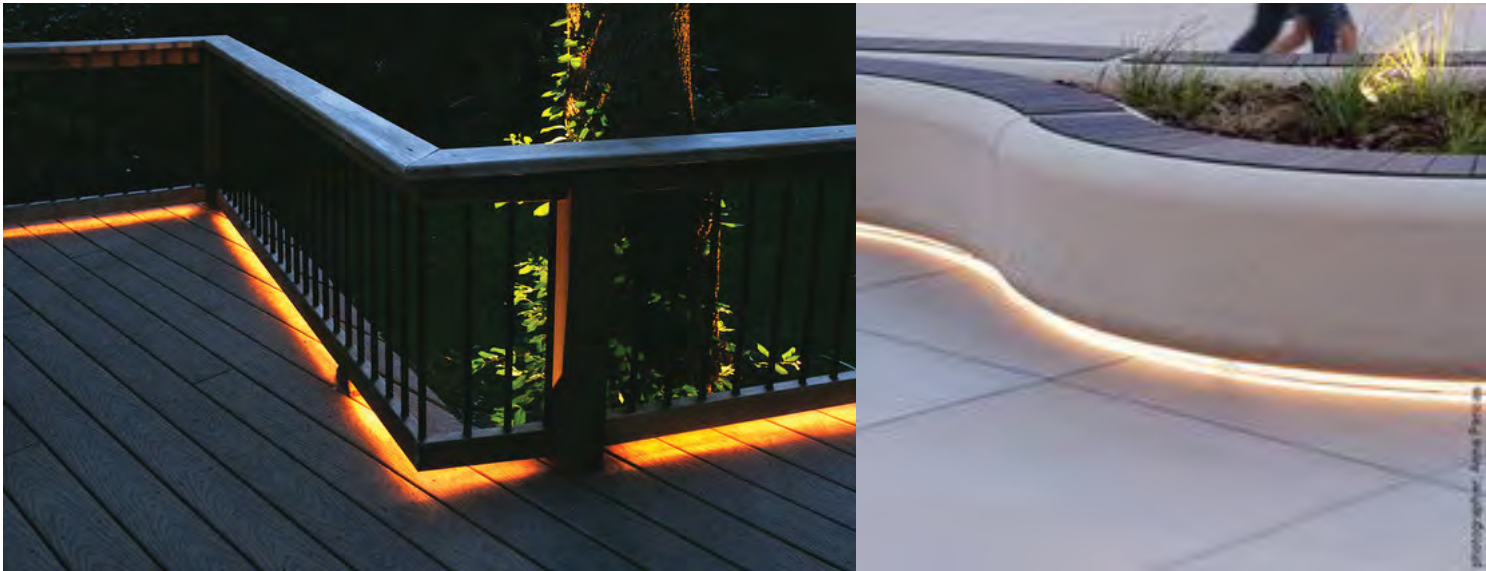




# LIGHTING MARKUP AND EXAMPLE IMAGERY



LINEAR UNDER PLANTER AT LOWER ROOF TERRACE

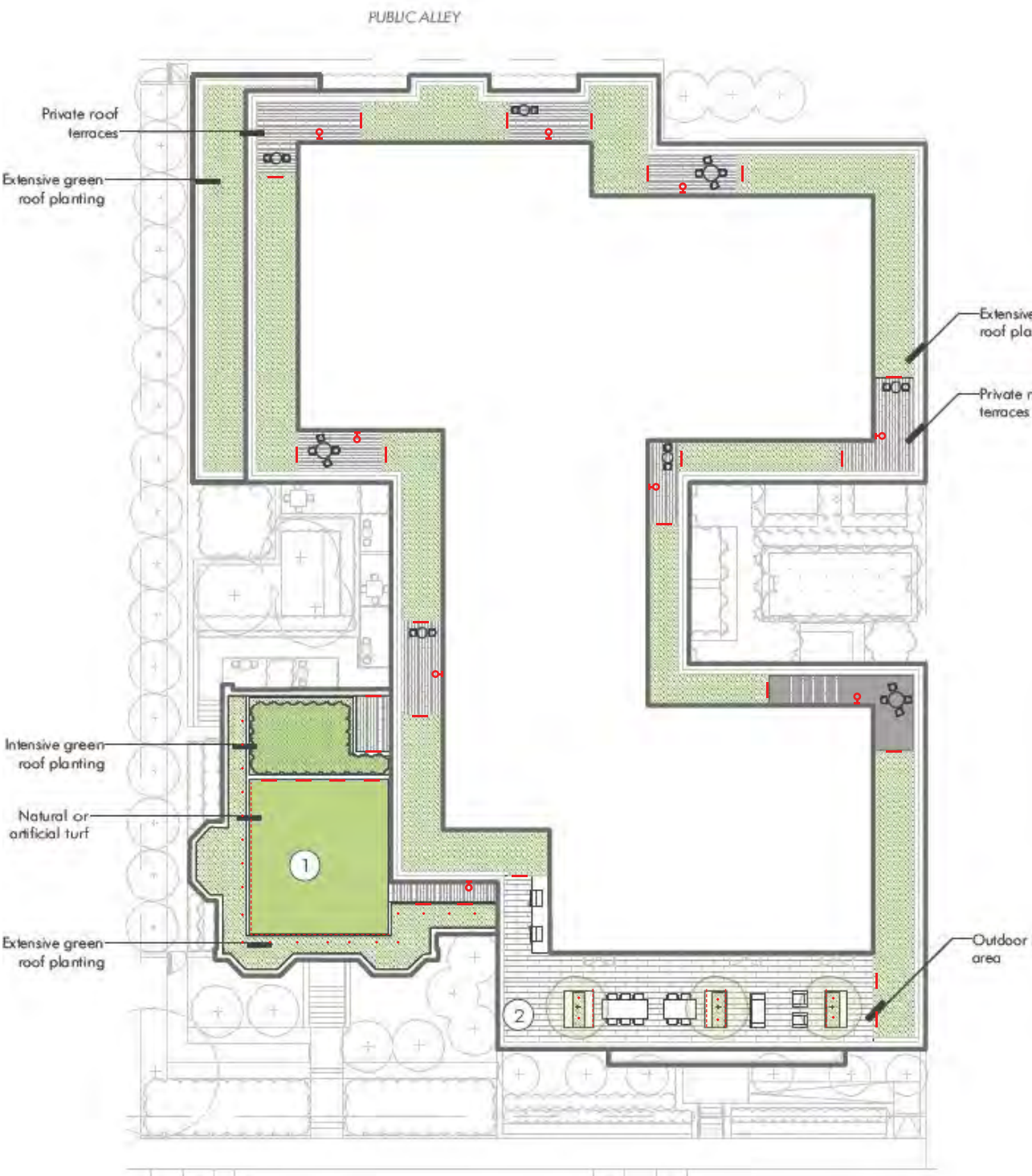


PLANTER AMBIENT GLOW UPLIGHT





# LIGHTING CONTROLS PRELIMINARY CONCEPT



CM KLING + ASSOCIATES INC

Architectural Lighting Design

1309 Clifton Street – Rooftop and Private Terraces

08 February 2016

## Lighting Control Design Concept:

The basis of design for lighting controls at the rooftop and private terraces is largely still to be determined with the client. Opportunities to utilize photocell, time clock, and user activated events are all present and viable directions. Lighting design and luminaire specification will be all LED and shall likely consist of fully dimmable luminaires to allow for a development of and flexibility with lighting levels from various sources to create a finely tuned balance of illumination and ambiance at the multi-use public terraces. Selection of which luminaire types and circuits will dim shall be coordinated in the next phase.

Private terraces shall utilize control devices in residences. These may be dimmers or simple switches to illuminate exterior luminaires at the discretion of the resident. Additional photocell and time clock controls may be introduced following further design development.

Final control design and selection shall comply with local electrical and energy codes.